

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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**City of Yakima Planning Commission
PUBLIC MEETING/STUDY SESSION**

City Hall Council Chambers

Wednesday March 13, 2013

3:30 – 5:00 p.m.

YPC Members:

**Chair Ben Shoval, Co-Chair Dave Fonfara, Ron Anderson, Al Rose,
Scott Clark, Paul Stelzer, Bill Cook**

City Planning Staff:

**Steve Osguthorpe, Community Development Director/Planning Manager; Bruce Benson, Supervising
Planner; Jeff Peters and Joseph Calhoun, Associate Planners; Chris Wilson, Assistant Planner; and
Rosalinda Ibarra, Planning Technician**

Agenda

- I. Call to Order**
- II. Roll Call**
- III. Adoption of January 23, 2013 Meeting Minutes**
- IV. General Audience Participation Not Associated with an Item on the Agenda**
- V. Announcement:**
 - This meeting is a study session on the City's Master Program in which the general public is invited to participate and comment.
- VI. Staff Presentation and Distribution of Materials**
- VII. Shoreline Master Program Review**
 - Task #1: Continuation of Review & Modification of the Shoreline Use Matrix Table
- VIII. Other Business**
 - Discussion of Future Yakima Planning Commission Meetings
- IX. Adjournment**

YAKIMA SHORELINE MASTER PROGRAM

Preliminary Shoreline Environment Designations & Use and Modification Matrix Framework

SHORELINE ENVIRONMENTS

The Washington State Department of Ecology (Ecology) Shoreline Master Program (SMP) Guidelines (WAC 173-26) includes six recommendations for shoreline environment designations: Natural, Urban Conservancy, Rural Conservancy, High Intensity, Shoreline Residential, and Aquatic. While each jurisdiction may use alternate or parallel environment designations, these alternate designations should provide equal or better implementation of the Shoreline Management Act.

The Yakima County Regional SMP includes the following range of designations: Urban, Rural, Conservancy, Natural, Floodway/Channel Migration Zone (CMZ), and Urban Conservancy. The categories preliminarily applied in the City and actually applied in the Urban Growth Area (UGA) are Urban, Rural, Conservancy, Floodway/CMZ, and Urban Conservancy. The City of Yakima adopted only the technical analysis associated with the Yakima County Regional SMP, but is currently preparing an SMP more applicable to the City's planning needs.

Compared to the Regional SMP, we suggest a couple of category changes or additions for ease of administration of use matrix and match to uses on the ground. We suggest that Urban be split into High Intensity (more for commercial/industrial areas) and into Shoreline Residential (apply to areas where that is the predominant use). We also propose to add an Aquatic environment for areas waterward of the ordinary high water mark (OHWM) on lakes; this use environment is important to define to address in-water uses and modifications such as piers/docks. Riverine aquatic environment would be addressed by Floodway/CMZ designation. The City is allowed to pre-designate shoreline environments in the Yakima UGA; upon annexation, the City's SMP would apply to those areas and would not require further amendment.

We recommend pre-designation of the UGA to provide a holistic plan for the shoreline and make efficient use of the public's time and available funding. It appears that areas of Rural and Conservancy have been assigned in the UGA, and we will explore the most appropriate environment designations for these areas, which could be Urban Conservancy or Natural, or another category developed specifically for the City of Yakima SMP.

Following the Planning Commission discussions on February 13 and February 27, 2013, our recent activities have included:

- Shoreline Jurisdiction investigations:
 1. Receiving information from Central Pre-Mix and Buchanan Lake Trust regarding permitted use of the lake for authorized mining-related activities resulted in removal of Buchanan Lake and associated shorelines from current shoreline jurisdiction. However, the map shows pre-designations which will apply when the site is no longer an active, legal mining use and the lake and its associated uplands become part of shoreline jurisdiction.
 2. Myron Lake, Berglund Lake, and other small lakes that were mapped per Ecology direction as "shoreline associated waterbodies" have been removed from shoreline jurisdiction based on corrected guidance provided by another Ecology staff. Only portions of lakes smaller than 20 acres that are within 200 feet of a shoreline waterbody or within designated parts of the floodway/floodplain are also part of shoreline jurisdiction.

3. Cowiche Creek: No new information – map continues to provisionally show Cowiche Creek as a shoreline stream.
4. Blue Slough: No new information – map will continue to show Blue Slough as a shoreline stream.
- Environment Designation Map revisions (see attached map):
 1. Based on discussions with City staff and the Planning Commission review on February 27, 2013, we have added an Essential Public Facilities designation that encompasses state and federal highways and the wastewater treatment plant.
 2. Non-state and federal roadways which were shown as High Intensity in the last map version have been altered to reflect the designation of the area through which the roadway passes. Repair, maintenance, and expansions of existing roadways will be allowed in all environment designations.
 3. We have continued to refine the boundaries of the Floodway/CMZ designation and other designations based on maps of recognized levees. Of particular note are additional modifications on the west side of the Yakima River between the river and I-82, such as conversion of Rotary Lake from Floodway/CMZ to Aquatic.
 4. The portion of the wrecking yard property in shoreline jurisdiction was updated to High Intensity.
 5. Pre-designations of the Buchanan Lake Trust properties are Aquatic for the lake itself and High Intensity for the shoreline portions of the parcels to the north and south.
 6. A “hatch” has been added to the pre-designated shoreline areas for clarity.

PRELIMINARY USE AND MODIFICATION MATRIX

The SMP Guidelines suggest the use of a matrix, similar to that found in a zoning code, when identifying in which shoreline environments various uses and modifications are allowed. The shoreline environment designations will function as an overlay on zoning; the more restrictive use allowances will prevail. Our recommendation is to make the use allowances similar between the Zoning Code and SMP where feasible. However, it should be noted that Shoreline Substantial Development Permits are locally approved, whereas a Shoreline Conditional Use Permit requires Ecology approval following local review. Thus, a straight translation of Zoning Code conditional use to a SMP conditional use would add a layer of State review.

We have developed a framework use and modification matrix below. The categories of uses and modifications follow from the SMP Guidelines, but the detailed sub-categories are based on a variety of sources – Zoning Code, the Regional SMP, or SMP Guidelines. Using SMP Guidelines and City zoning concepts, we have preliminarily filled in the “cells” for discussion. We will review this chart along with a revised Preliminary Shoreline Environment Designation Map at the Planning Commission meeting in late-February.

For reference, the permit types in the table are defined as follows:

- “Shoreline Substantial Development Permit or Exemption” requires a Shoreline Substantial Development Permit or a Shoreline Exemption, and are shown as a “S” on the use and modification matrix. These are approved at the City level. Ecology may appeal the local decision, but generally these are uses or modifications that are more routine or that have less potential for impact, or that have detailed performance standards that are prescribed in the SMP. An example of a typical use requiring a Substantial Development Permit could be a trail outside the floodway.

- “Conditional Uses” require a Shoreline Conditional Use Permit and are shown as a “C” on the use and modification matrix. These would be evaluated by the City and a local decision made, but Ecology would have the final approval authority. (Also, it should be noted that unlisted uses that are not clearly prohibited would be reviewed as conditional uses by default.) Conditional uses tend to be activities that may have a potential for incompatibility or environmental impacts that require more scrutiny and preparation of project-specific performance standards or mitigation. Possible conditional uses may include mining activities or a boat launch if it required fill waterward of the ordinary high water mark.
- “Prohibited” activities, uses, developments, and modifications are not allowed and are shown as an “X” on the use and modification matrix.
- “Not Applicable” uses or activities are shown as “N/A” on the use and modification matrix.

QUESTIONS

As we review the Preliminary Shoreline Environment Designation map and Preliminary Use and Modification Matrix, we would like to discuss the following with the Planning Commission:

- Do the preliminary locations of shoreline environment designations match your expectations of current and planned land uses?
- Are there particular uses or modifications you feel require more review/less review? Does it depend on location (e.g., river vs. lake)? Where?
- In terms of shoreline uses, what would you like to see more of? What shoreline uses do you like? What’s missing?
- Are there uses or activities you believe should be prohibited in shoreline jurisdiction uplands? Are there uses or activities that should be prohibited in just the river or lakes?
- There is a balance between flexibility and certainty. For example, a community could propose fewer use/modification categories and sub-categories and more detailed definitions, which may allow more flexibility as activities change in nature over time (but still fit into a category). On the other hand, a community could propose more detailed categories and subcategories of uses/modifications that synchronize more with the Zoning Code and that provide more certainty and direction about what is allowed. What are your viewpoints between flexibility and certainty and broad versus detailed uses and modifications?

Preliminary Use and Modification Matrix – City of Yakima SMP^a

Shoreline Use or Modification						
Key: S = Shoreline Substantial Development Permit or Exemption C = Shoreline Conditional Use Permit X = Prohibited N/A = Not Applicable Specific SMA/SMP Rules Shall Limit Should Limit	High Intensity	Essential Public Facilities	Shoreline Residential	Urban Conservancy	Floodway / Channel Migration Zone (CMZ)	Aquatic - Lakes
Agriculture						
Agricultural Activities (RCW 90.58.065)	S	X	S	S	S	N/A
Agricultural Market, Agricultural Stand (Zoning)	S	X	X	S	X	N/A
Winery and Brewery (Zoning)	S	X	X	S	X	N/A
Agriculture-Industrial						
Agricultural Chemical Sales/Storage (Zoning) ^b	S	X	X	X	X	N/A
Agricultural Related Industries & Storage (Zoning) ^b	S	X	X	C	X	N/A
Concentrated Feeding Operation (Zoning, Regional SMP)	X	X	X	X	X	N/A
c						
Aquaculture^d						
Rearing (Regional SMP)						
Commercial	X	X	X	X	X	X
Non-commercial	S	S	X	C	C	S

^a **Generally**, we could have shaded nearly every cell as “caution” where the SMP Guidelines provide for some performance standards, but in the interest of identifying where State rules provide specific direction limiting a use/modification, we were sparing in the “caution” shading. **Please note** there are some principles that were followed in crafting the proposed use matrix assignments: i) SMA/SMP Guidelines direction on preferred uses in shoreline jurisdiction; ii) ability to craft conditions that would demonstrate no-net-loss of ecological functions; iii) compatibility with zoning code; iv) consideration of allowing by conditional use “the opportunity to require specially tailored environmental analysis or design criteria for types of use or development that may otherwise be inconsistent with a specific environment designation within a master program or with the Shoreline Management Act policies”; and v) recognition of other applicable environmental regulations (e.g. limits on structures in floodway according to flood hazard regulations), as well as compatibility with Yakima County’s Regional SMP in terms of the Floodway/CMZ designation, which Ecology has indicated an interest in maintaining.

^b We suggest a conversation about similarities or differences in agricultural related storage and chemicals versus commercial or industrial uses with such activities.

^c SMP Guidelines require general standards for archaeological resources that apply to all designations. In the consultants’ experience it is unusual to address archaeological resources as a “use” as has been accomplished in the Regional SMP. Rather it is more common to have institutional uses treated similar to commercial uses, and to provide standards for archaeological/historic activities to be addressed with the primary use/activity (e.g. to require consultation with the Yakama Nation and State and to conduct archaeological studies in areas of sensitivity when land disturbance is proposed). After reflecting on Planning Commission input and City staff discussion, we propose to address institutional uses similar to commercial uses and to address archaeological resources in the general standards/regulations that have yet to be prepared.

^d Stakeholder input has shown little likelihood for aquaculture (e.g. Yakama Nation). However, should the opportunity arise, we suggest breaking out commercial and non-commercial aquaculture and allowing for non-commercial aquaculture (intended as part of habitat restoration or something similar).

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Processing (Regional SMP)	X	X	X	X	X	X
Packing & Storage (Regional SMP)	See Industry/Manufacturing/Storage					
Boating and Private Moorage Facilities						
Boat Launches (Regional SMP) ^e						
Private	S	X	C	X	X	See upland designation
Public/Community/Commercial	S	S	S	S	S	S
Pier/Dock						
Pier/Dock, Single-Family Residence Facility to Access Watercraft (Regional SMP)	N/A	X	S	X	X	S
Pier/Dock for Water-Dependent Commercial, Industrial, Aquaculture, or Recreational Use; or Public Access (Regional SMP)	S	X	S	X	X	S
Commercial and Service Uses						
Retail, Trade, and Service						
Water-Oriented (SMP Guidelines)	S	X	X	S	X	C
Non-Water-Oriented						
Non-Water-Oriented, General (Regional SMP)	S/C ¹	X	X	C	X	X
Non-Water Oriented Uses, Separated from Shoreline (Regional SMP)	S	X	X	S	X	X
Mixed-use ⁶ project that includes a Water-Dependent Commercial, Industrial, Aquaculture, or Recreational Use (Regional SMP)	S	X	X	S	X	C
Outdoor manufacturing, processing and storage ^f	S	X	X	X	X	X
Community Services and Institutional Uses (Zoning Code)						
Water-Oriented (SMP Guidelines)	S	S	X	S	X	C
Non-Water-Oriented						
Non-Water-Oriented, General (Regional SMP)	C	C	X	C	X	X
Non-Water-Oriented Uses, Separated from Shoreline (Regional SMP)	S	S	X	S	X	N/A
Mixed-use project that includes a Water-Dependent Commercial, Industrial, Aquaculture, or Recreational Use (Regional SMP) ^g	S	S	X	S	X	C

^e Based on input from stakeholders and the Planning Commission, we propose to make allowances for boat launches, especially public/community/commercial launches that could aid in emergency access.

^f We would like to have a discussion with the Planning Commission about these types of uses (e.g. wrecking/dismantling yards), as part of the discussion about what uses the Commission would like to see more of/less of in the future within shoreline jurisdiction (which could be a fraction of a parcel).

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Health and Social Service Facility (Zoning Code)	S	S	X	X	X	X
Mixed-Use Building (Zoning) ^h	S	X	X	X	X	X
Dredging and Dredge Material Disposal						
Dredging for Water-Dependent Use and Public Access (Regional SMP)	N/A	C	N/A	N/A	C	C
Dredging for existing Navigation Uses (Regional SMP)	N/A	X	N/A	N/A	X	C
Dredging for Habitat Restoration (Regional SMP)	N/A	S	N/A	N/A	S	S
Dredging, Other (Regional SMP)	N/A	X	N/A	N/A	X	X
Disposal of Dredged Material	S	S	X	X/C ⁴	X/C ⁴	X
Dredging Maintenance Plan	N/A	S	N/A	N/A	S	S
Fill						
Waterward of the OHWM	N/A	C	N/A	N/A	S/C ²	S/C ²
Upland of the OHWM (Regional SMP)	S	S	S	S	S/C ²	N/A
Flood Hazard Reduction Measures						
Modification of Existing Flood Hazard Facilities (including relocation farther landward)	S	S	S	S	S	N/A
New Facilities	C	C	C	C	C	N/A
Forest Practices						
Forest Practices	N/A	N/A	N/A	N/A	N/A	N/A
Industry / Manufacturing / Storage						
Water-Oriented (SMP Guidelines)	S	X	X	C	X	C
Non-Water-Oriented						
General (Regional SMP)	S/C ^{1,2}	X	X	X	X	X
Outdoor manufacturing, processing and storage ^f						
Separated from Shoreline (Regional SMP)	S	X	X	C	X	N/A
Mixed-use ^g project that includes a Water-Dependent Commercial, Industrial, Aquaculture, or Recreational Use (Regional SMP)	S	X	X	C	X	C

^g In this context, "mixed-use" under SMP Guidelines requires that such a development include and support a water-dependent use. We will note this in the definitions (pending). We are considering establishing a guideline for ensuring that the water dependent use is a substantial part of the development.

^h In the City's zoning code, this use is the more traditional view of mixed use: "Mixed-use building" means a building in a commercial district or planned development used partly for residential use and partly for a community facility or commercial use.

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In-Water Structures ⁱ						
To protect public facilities	C	C	C	C	C	C
To protect or restore ecological functions	S	S	S	S	S	S
To monitor flows, water quality, or other habitat characteristics	S	S	S	S	S	S
Other	C	C	C	X	X	C
Mining ^j						
Surface Mining (Regional SMP)	C	X	X	X	X	X
Underground Mining (Regional SMP)	X	X	X	X	X	X
Mining for Habitat Restoration (Regional SMP)	S	S	S	S	S	S
Recreational Development						
Water-Oriented (SMP Guidelines)						
High-Intensity (Regional SMP)	S	S	S	S/C ²	S/C ²	S/C ²
Moderate-Intensity (Regional SMP)	S	S	S	S	S/C ²	S/C ²
Low-Intensity (Regional SMP)	S	S	S	S	S	S
Recreation Maintenance Plan	S	S	S	S	S	S
Non-Water-Oriented (SMP Guidelines)						
General	C	X	X	C	X	X
Sites separated from shoreline	S	X	S	S	C	N/A
Indoor (Regional SMP)	See Commercial and Service Uses					
Residential Development						
Single-Family Dwelling (Zoning Code)	S	X	S	S	X ^k	N/A
Accessory Dwelling Unit (Zoning Code)	S	X	S	S	X	N/A
Duplex (Zoning Code)	S	X	X ^l	C	X	N/A
Multifamily Dwelling (Zoning Code)	S	X	X	X	X	N/A
Manufactured Home Park or Subdivision ⁵ (Regional SMP) ^m	X	X	X	X	X	N/A

ⁱ Broadened category from "in-stream" to "in-water" and now addressing Aquatic – Lake designation.

^j Note: When definitions are prepared, we will distinguish the processing of mineral materials for construction purposes as industrial from mineral extraction, which is what is considered under the mining category.

^k SMP Guidelines indicate that in the similar "Natural" environment designation, single-family residential may only be allowed by conditional use permit. The use could also be made more restrictive (prohibited). Since flood hazard regulations restrict the ability to have permanent structures in the floodway, it seemed appropriate to outright prohibit single family uses.

^l In the zoning code, a duplex requires a Hearing Examiner Conditional Use Permit in the SR and R1 zones. Since the Shoreline Residential environment designation applies largely to already platted areas (e.g. Lake Aspen) and the use pattern for traditional detached single family is established or restricted by CC&Rs, we propose to make it prohibited in shoreline jurisdiction.

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m						
Houseboats and Over-Water Residential Uses (Regional SMP)	N/A	X	N/A	N/A	X	X
Residential Maintenance Plan	S	N/A	S	N/A	N/A	S
Shoreline Habitat and Natural Systems Enhancement Projects						
Shoreline Habitat and Natural Systems Enhancement Projects	S	S	S	S	S	S
Shoreline Stabilization						
Hard Stabilization	C	C	C	C	C	C
Soft Stabilization	S	S	S	C	C	S
Repair and Replacement	S	S	S	S	S	S
Signs						
On-premise for Authorized Use (Regional SMP)	S	S	S	S	S	S
Off-premise (Regional SMP)	S	S	X	X	X	X
Informational (directional, landmark, trail marker, etc.) (Regional SMP)	S	S	S	S	S	S
Transportation and Parking						
Access Roads Serving Permitted Uses (Regional SMP)	S	S	S	S	S/C ³	N/A
Highways, Freeways, Arterials & Collectors (Regional SMP)	S	S	S/C ³	S/C ³	S/C ³	S/C ³
Bridges	S	S	S/C ³	S/C ³	S/C ³	S/C ³
Transportation Maintenance Plan	S	S	S	S	S	N/A
Transportation Maintenance Facilities (Regional SMP)	C	S	X	C	X	X
Railways (Regional SMP)	S	S	S/C ²	S/C ³	S/C ³	S/C ³
Parking for Authorized Use (Regional SMP) ⁿ	Reviewed as part of authorized use.					
Park and Ride lots and Similar Stand Alone Parking (Regional SMP)	C	S	X	X	X	X
Utilities						
Utility Services Accessory to Individual Shoreline Projects (Regional SMP)	Reviewed as part of authorized use.					

^m Per SMA, the establishment of any kind of residential development/subdivision that would need flood hazard protection would need to be restricted. Generally, after review of lots in the City it appears that there are no lots that would allow for a park/subdivision, and very limited options in UGA, to establish a park/subdivision in shoreline jurisdiction outside the floodplain. It should be noted that an existing owner of a platted lot could establish a stick built or manufactured home on a single family lot.

ⁿ SMP Guidelines note, "parking facilities in shorelines are not a preferred use and shall be allowed only as necessary to support an authorized use. Shoreline master programs shall include policies and regulations to minimize the environmental and visual impacts of parking facilities."

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Utility Services to Projects outside Shoreline Jurisdiction (Regional SMP)	S	S	S	S	C	C
Power Generating Facilities (Zoning Code) ^o	S/C ³	S/C ³	X	C	X	C
Utility Transmission Lines (Regional SMP)	S	S	C	C	C	C
Utility Services, General (Zoning Code) ^p	S/C ³	S/C ³	S/C ³	S/C ³	C	C
Utility Maintenance Plan	S	S	S	S	S	S
Wastewater Treatment Facility ^o	C	S	X	S	S/C ²	X

¹ A Shoreline Substantial Development Permit is allowable when a non-water-oriented use provides a public benefit, such as public access for substantial numbers of persons or shoreline ecological restoration. Otherwise, a Shoreline Conditional Use Permit is required.

² A Shoreline Substantial Development Permit is allowable if it's a shoreline restoration plan or if it occurs on improved rights of way, levees, previously legally degraded land, or existing impervious area. Activities not within these exceptions would require a Shoreline Conditional Use Permit.

³ A Shoreline Substantial Development Permit is allowable for activities that expand existing facilities. New facilities require a Shoreline Conditional Use Permit.

⁴ A Shoreline Conditional Use Permit is allowable for activities that are part of a shoreline restoration plan. Otherwise, the use is prohibited.

⁵ Construction of a manufactured home on an existing lot is permitted as a "Single-family Dwelling."

^o According to SMP Guidelines, "utility production and processing facilities, such as power plants and sewage treatment plants, or parts of those facilities, that are nonwater-oriented shall not be allowed in shoreline areas unless it can be demonstrated that no other feasible option is available."

^p According to SMP Guidelines, "transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, shall be located outside of the shoreline area where feasible and when necessarily located within the shoreline area shall assure no net loss of shoreline ecological functions."

YAKIMA SHORELINE MASTER PROGRAM

DRAFT PROPOSED SHORELINE ENVIRONMENT DESIGNATIONS

17.03.010 Floodway / Channel Migration Zone (CMZ) [same as County SMP]

- A. Purpose: The Floodway/CMZ environment is intended to protect the water areas; islands, associated overflow channels, and channel migration areas of the Yakima and Naches Rivers. This environment provides for the movement of the river within its floodplain, and emphasizes preservation of the natural hydraulic, geologic and biological functions of the City's shorelines that are constrained by biophysical limitations.
- B. Designation Criteria: The Floodway/CMZ designation is assigned to shoreline areas that are within a mapped Channel Migration Zone and/or within a designated FEMA Floodway. The extent of the Floodway/CMZ designation should never extend beyond the limitations of the Shoreline CMZ found in WAC 173-26-221(3)(b). Areas separated from the active river channel by existing legal artificial channel constraints should not be considered as part of the CMZ. In addition, areas that are separated from the active channel by legally existing artificial structure(s), including transportation facilities, built above or constructed to remain intact through the one hundred-year flood, should also not be considered part of the CMZ.
- C. Management Policies:
 - 1. Commercial, industrial, mining, nonwater-oriented recreation, roads, utilities, parking areas, and residences should generally not be located in the Floodway/CMZ environment. Other uses (recreation, resource, etc.) should be carefully limited to protect shoreline functions.
 - 2. Activities that may degrade the value of the Floodway/CMZ environment should be limited, and development in hazardous areas should be restricted.
 - 3. Modifications that harden or fix stream banks and channels should be discouraged.

17.03.020 Urban Conservancy [similar to County's language and WAC]

- A. Purpose: The Urban Conservancy environment is intended to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.
- B. Designation Criteria: Specific criteria for designation of the Urban Conservancy environment include areas or properties that:
 - 1. Lie in the City limits and urban growth areas;
 - 2. Are planned for development that is compatible with the principals of maintaining or restoring the ecological functions of the area;
 - 3. Are suitable for water-enjoyment uses;
 - 4. Are open space or floodplains; or
 - 5. Are areas that retain important ecological functions which should not be more intensively developed.

C. Management Policies:

1. Allowed uses for the Urban Conservancy environment generally include uses which preserve the natural character of the area, and promote the preservation of open space, floodplains or sensitive lands.
2. Uses allowed under this designation should focus on recreation.
3. Commercial, industrial and residential uses should be limited, and when allowed result in restoration of ecological functions.
4. Public access and recreation objectives should be implemented whenever feasible and significant ecological impacts mitigated.

17.03.030 High Intensity [based on WAC, similarities to County's Urban designation]

A. Purpose: The purpose of the "High Intensity" environment is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

B. Designation Criteria: Specific criteria for designation of the High Intensity environment include areas or properties that:

1. Presently support high-intensity land uses including commercial, industrial, urban recreational, transportation, or high-intensity water-oriented uses.
2. Are planned to accommodate urban expansion of uses listed in #1.

C. Management Policies:

1. Water-oriented commercial, industrial, and recreation uses should be given high priority in the High Intensity environment. First priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses. Nonwater-oriented uses should not be allowed except as part of mixed-use developments. Nonwater-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline. Public benefits such as ecological restoration or public access may be required in association with nonwater-oriented development.
2. New stand-alone residential uses in the High Intensity environment should be discouraged.
3. When considering shoreline environment designation amendment proposals, full utilization of existing high intensity areas should be achieved before further expansion of intensive development is allowed.
4. Development in the High Intensity designation should assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development should include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
5. Where feasible, visual and physical public access should be required as part of development in the High Intensity designation unless it already exists to serve the development or other safety, security, or fragile environmental conditions apply.
6. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative separation.

17.03.040 Essential Public Facilities [new designation suggested by City Staff]

- A. Purpose: The Essential Public Facilities environment is intended to support planning and maintenance of existing essential public facilities.
- B. Designation Criteria: The Essential Public Facilities designation is assigned to lands containing those facilities that are typically difficult to site or relocate, such as state or regional transportation facilities and waste water handling facilities.
- C. Management Policies:
 - 1. Essential public facilities and their accessory or supporting uses are allowed in the Essential Public Facilities environment.
 - 2. Allowed new development in the Essential Public Facilities designation should assure no net loss of shoreline ecological functions.
 - 3. New and expanded development should include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
 - 4. Expansion and improvement of existing facilities should be allowed, with mitigation sequencing applied to avoid and then minimize adverse impacts to the extent consistent with the specific facility and public needs, with mitigation required for any remaining adverse impacts.

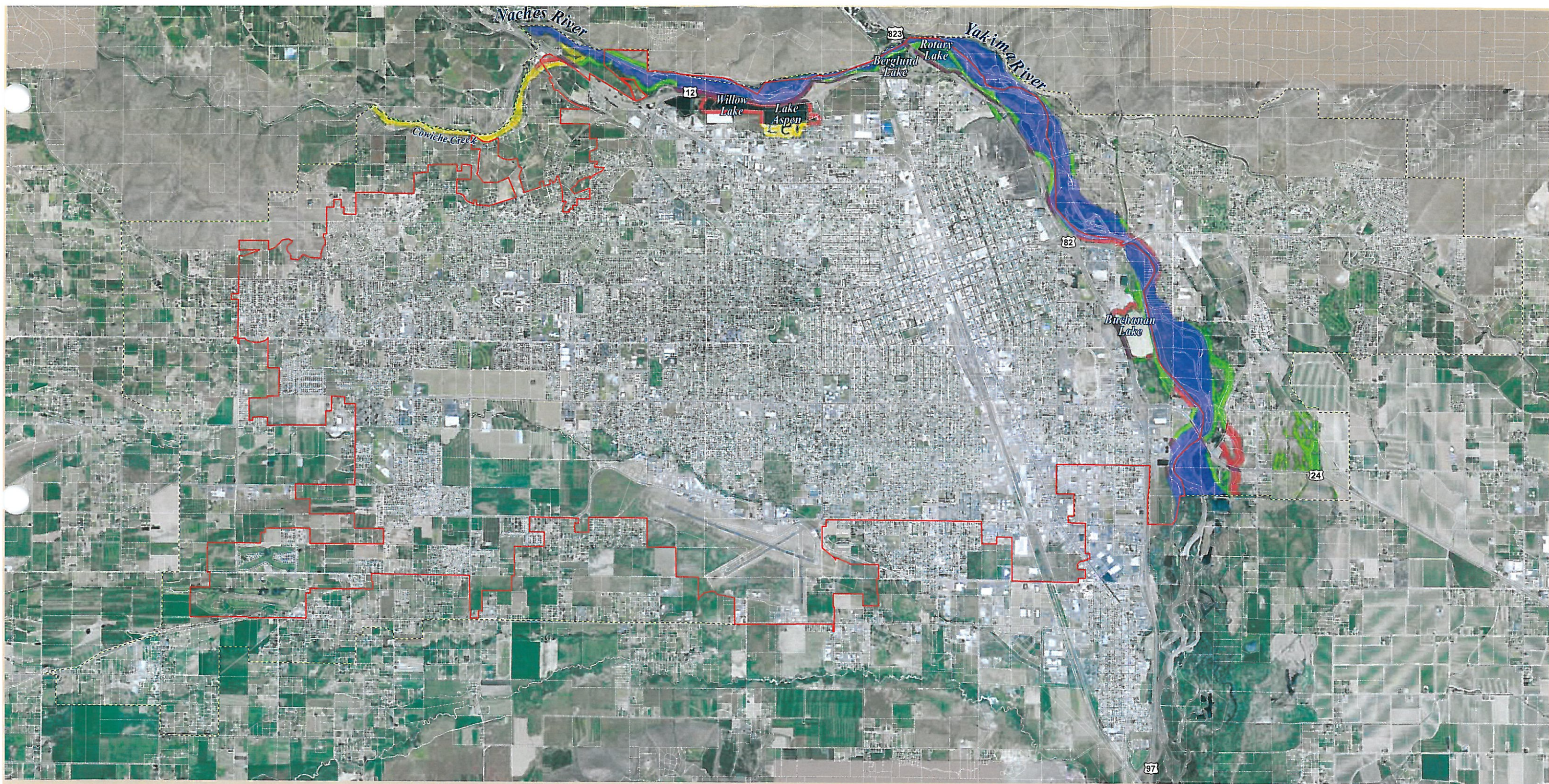
17.03.050 Shoreline Residential [based on WAC, some similarities to County's Urban designation]

- A. Purpose: The purpose of the "Shoreline Residential" environment is to accommodate residential development and appurtenant structures that are consistent with the SMP. An additional purpose is to provide appropriate public access and recreational uses.
- B. Designation Criteria: Assign a "Shoreline Residential" environment designation to areas that are predominantly single-family or multifamily residential development or are planned and platted for residential development.
- C. Management Policies:
 - 1. Development standards addressing the development envelope, water quality, and vegetation should assure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.
 - 2. Multifamily and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities.
 - 3. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.
 - 4. Commercial development should be limited to water-oriented uses and allowed only when the underlying zoning permits such uses.

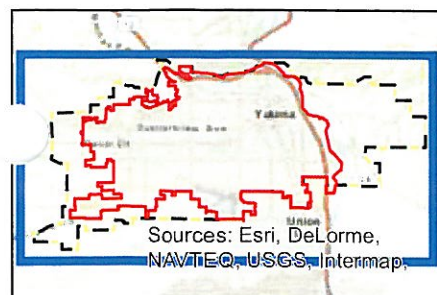
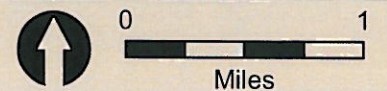
17.03.060 Aquatic [based on WAC with modification]

- A. Purpose: The purpose of the "Aquatic" environment is to protect and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark of the City's shoreline lakes. The City's shoreline lakes are all artificially constructed features developed as part of gravel extraction operations.

- B. Designation Criteria: Specific criteria for the Aquatic designation are lands waterward of the ordinary high water mark of shoreline lakes.
- C. Management Policies:
1. Allow new over-water structures only for water-oriented uses, public access, or ecological restoration. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
 2. In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.
 3. Uses that could adversely impact ecological functions of these unique shoreline lakes should not be allowed except where necessary to achieve the objectives of the Shoreline Management Act, and then only when their impacts are mitigated according to mitigation sequencing as necessary to assure no net loss of ecological functions.
 4. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality.
 5. When considering development or activities in the Aquatic environment, the City should favor development and activities associated with preferred uses of the Shoreline Management Act and apply development standards that consider water quality, presence of native aquatic vegetation, aesthetics, public access when applicable, and views from adjacent public lands.



City of Yakima Shoreline Master Program - Overview



All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map.

Proposed Environment Designation

- Aquatic
- Aquatic - Buchanan Lake
- Essential Public Facilities
- Essential Public Facilities - Buchanan Lake
- Essential Public Facilities - UGA
- Floodway/CMZ
- Floodway/CMZ - UGA

- High Intensity
- High Intensity - Buchanan Lake
- High Intensity - UGA
- Shoreline Residential
- Shoreline Residential - UGA
- Urban Conservancy
- Urban Conservancy - Buchanan Lake
- Urban Conservancy - UGA

- Potentially Associated Wetland
- Parcels - light grey outline
- City Limit
- UGA

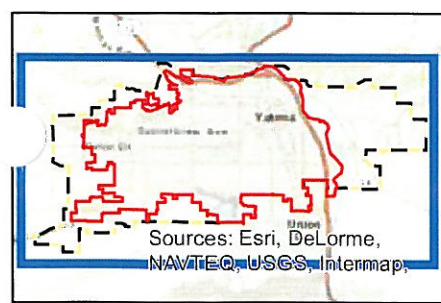
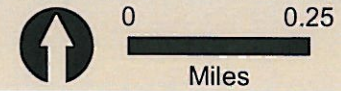
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Please scale accordingly.

Data source: City of Yakima, FWS

Date: 3/8/2013
Name: Environment_designation

The status of Cowiche Creek as a shoreline stream meeting the minimum requirement of 20 cfs mean annual flow is currently under investigation by Washington Department of Ecology and the City.

City of Yakima Shoreline Master Program - 1 of 3



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Proposed Environment Designation

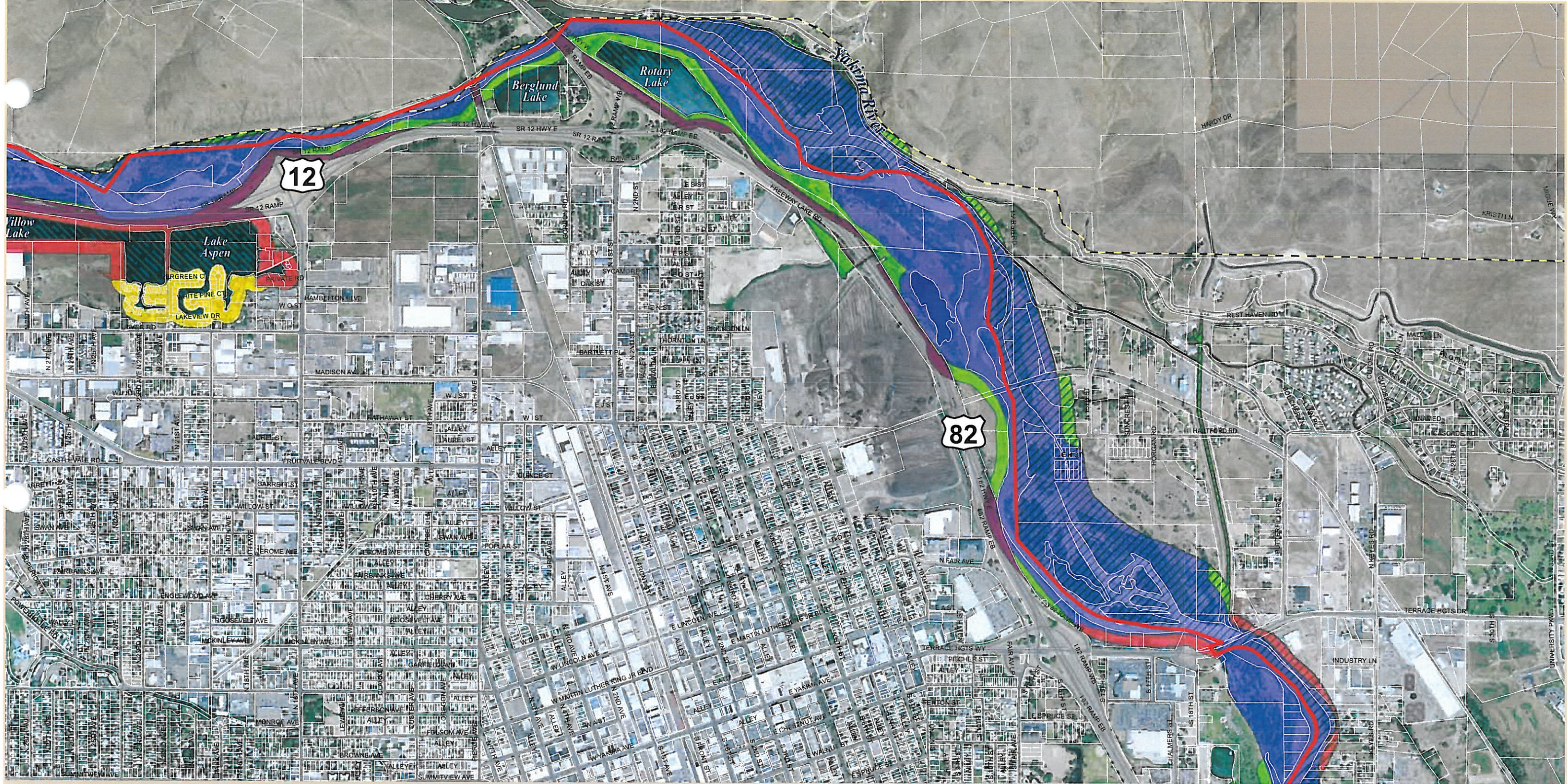
- Aquatic
- Aquatic - Buchanan Lake
- Essential Public Facilities
- Essential Public Facilities - Buchanan Lake
- Essential Public Facilities - UGA
- Floodway/CMZ
- Floodway/CMZ - UGA
- High Intensity
- High Intensity - Buchanan Lake
- High Intensity - UGA
- Shoreline Residential
- Shoreline Residential - UGA
- Urban Conservancy
- Urban Conservancy - Buchanan Lake
- Urban Conservancy - UGA

- Potentially Associated Wetland
- Parcels - light grey outline
- City Limit
- UGA

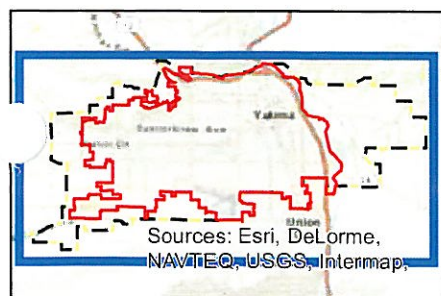
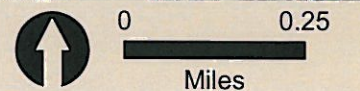
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Data source: City of Yakima, FWS

Date: 3/8/2013
Name: Environment_designation



City of Yakima Shoreline Master Program - 2 of 3



All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map.

Proposed Environment Designation

- Aquatic
- Aquatic - Buchanan Lake
- Essential Public Facilities
- Essential Public Facilities - Buchanan Lake
- Essential Public Facilities - UGA
- Floodway/CMZ
- Floodway/CMZ - UGA

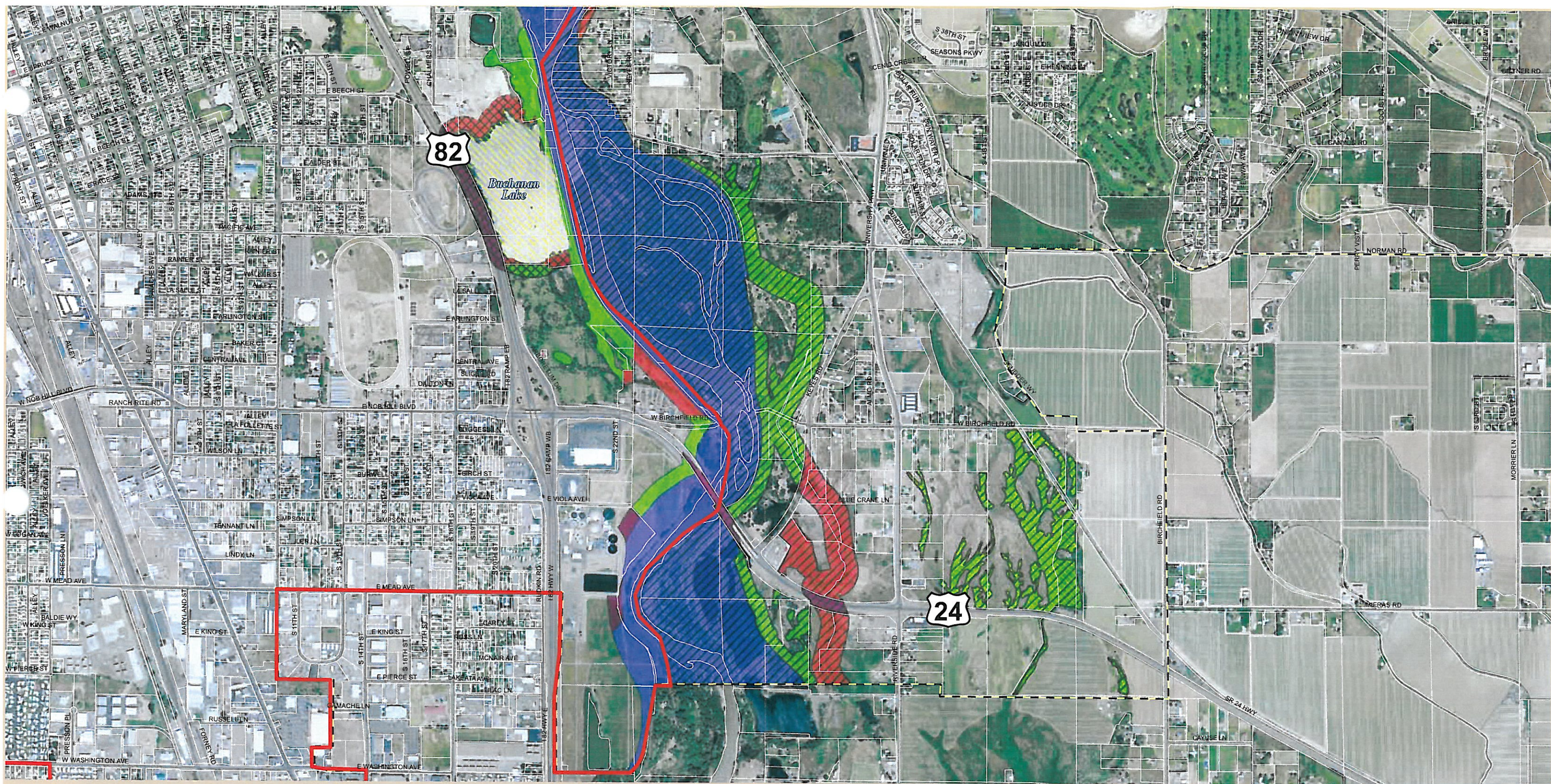
- High Intensity
- High Intensity - Buchanan Lake
- High Intensity - UGA
- Shoreline Residential
- Shoreline Residential - UGA
- Urban Conservancy
- Urban Conservancy - Buchanan Lake
- Urban Conservancy - UGA

- Potentially Associated Wetland
- Parcels - light grey outline
- City Limit
- UGA

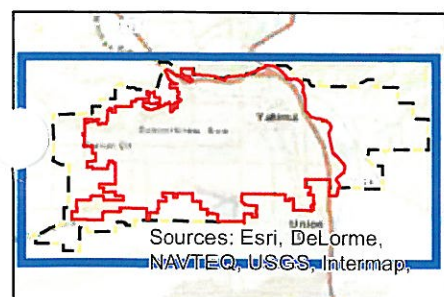
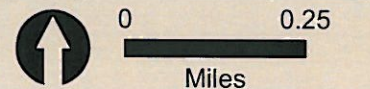
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Please scale accordingly.

Data source: City of Yakima, FWS

Date: 3/8/2013
Name: Environment_designation



City of Yakima Shoreline Master Program - 3 of 3



All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm or verify information shown on this map.

Proposed Environment Designation

- Aquatic
- Aquatic - Buchanan Lake
- Essential Public Facilities
- Essential Public Facilities - Buchanan Lake
- Essential Public Facilities - UGA
- Floodway/CMZ
- Floodway/CMZ - UGA
- High Intensity
- High Intensity - Buchanan Lake
- High Intensity - UGA
- Shoreline Residential
- Shoreline Residential - UGA
- Urban Conservancy
- Urban Conservancy - Buchanan Lake
- Urban Conservancy - UGA

- Potentially Associated Wetland
- Parcels - light grey outline
- City Limit
- UGA

Original Scale: 1:16,800 @ 11x17.
Please scale accordingly.

Data source: City of Yakima, FWS

Date: 3/8/2013
Name: Environment_designation